

4 April 2022

Development Plan Narrative - 1320 St Charles Ave

**Narrative** The site planning for 1320 St. Charles Ave provides efficient vehicular and pedestrian circulation while making minimal impacts to existing curb cuts. Gated entrances at St Charles and Erato provide access to the one-way parking lot to the rear of the building. Internal grading, permeable paving, and low maintenance planting areas provide for the required stormwater management. The parking lot is under HDLC control and will approve all lighting fixtures and fencing.

The courtyard to the plan north will be pedestrian focused. Access will be through the existing iron gate on St Charles Ave, parking lot, or the building. The permeable paving and planting will provide stormwater management and compliment the architecture. Landscape lighting and existing building mounted lights will feature the landscape and not impact adjacent properties. The courtyard is obscured by an existing 7' masonry wall at St Charles, with a visual connection through the existing iron gate (see photos).

Thank you in advance for your consideration.

Sincerely,



EskewDumezRipple, APC  
Travis Kalina  
Architect

## Attachments

1. DAC application
2. Existing Photos
3. Site Plan
4. Landscape, planting, and drainage plan





Date _____	Received by _____
Tracking Number _____	

## DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

### REQUIRED ATTACHMENTS (One digital copy)

#### 1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

#### 2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

#### 3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

#### 4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

#### 5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

#### 6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan.
- Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

*Planting proposed in the right-of-way must have Parks and Parkways approval*

#### 7. PHOTOS

- Photographs of the subject site and/or building

#### 8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

#### 9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

### FEES

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000



Views from  
St Charles

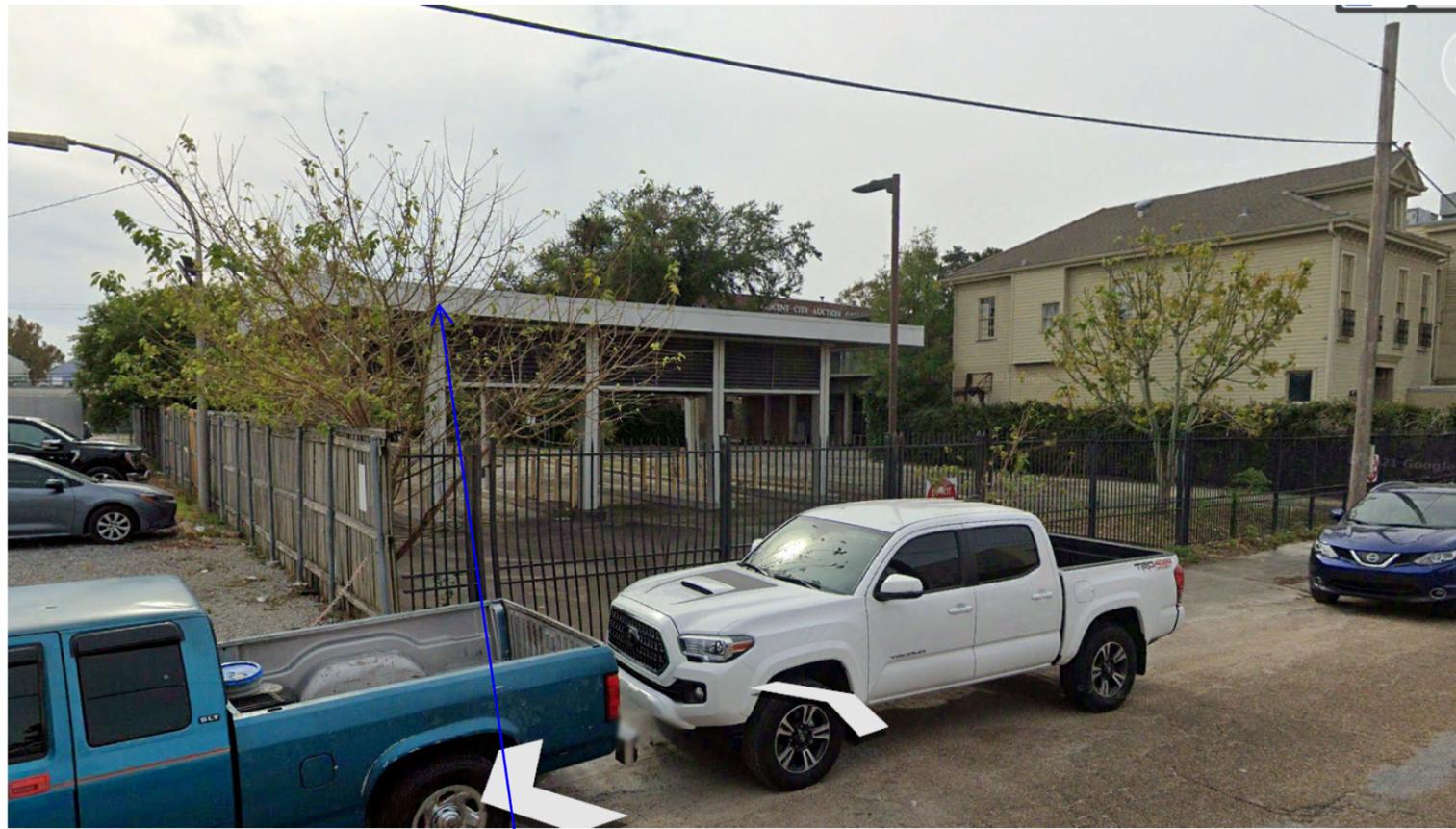


**ATTACHMENT 2**  
Existing photos

Views from  
St Charles



**ATTACHMENT 2**  
Existing photos



View from Erato

DEMOLITION OF EXISTING BANK CANOPY HAS BEEN APPROVED BY HDLC



Parking Lot Panorama

**ATTACHMENT 2**  
Existing photos

### GENERAL NOTES

1. THIS SURVEY WAS FURNISHED BY THE OWNER FOR USE ON THIS PROJECT AND WAS NOT PREPARED BY THE ARCHITECT WHO IS THEREFORE NOT RESPONSIBLE FOR ITS CONTENT.

### CLARIFICATION OF REFERENCE DESIGNATIONS

- S3 EXISTING 7' MASONRY WALL.
- S8 EXISTING UTILITY POLE
- S9 EXISTING 7' WOOD FENCE. REPAIR AS NEEDED. UTILIZE EXISTING SUPPORTS
- S10 BIKE RACK
- S11 EXISTING HISTORIC FENCE AND OPERABLE GATE. PROTECT AND RESTORE
- S12 EXISTING DOWNSPOUT LOCATION
- S14 NEW POWER SLIDING IRON SECURITY GATE
- S15 RELOCATE EXISTING GATE AND ADD NEW OPERATOR
- S16 NEW IRON SECURITY FENCE
- S17 EXISTING TREE TO REMAIN
- S19 ENTRY KEYPAD AND INTERCOM ON BOLLARD
- S23 PAVEMENT MARKINGS. SEE CIVIL
- S26 WHEELSTOP
- S28 RAMP WITH DETECTABLE WARNING
- S32 POLE MOUNTED LIGHTING FIXTURE (DIV 18)
- S40 REFUSE AREA - 7' WOOD FENCE AND GATE
- S44 EXISTING FLOOD LIGHT - HEIGHT VARIES

### TOTAL VEHICLE COUNT

ADA PARKING SPACES:	2
STANDARD PARKING SPACES:	21
TOTAL PARKING SPACES:	23

### SITE GRAPHICS (UNLESS OTHERWISE INDICATED)

- PERVIOUS PARKING SURFACE
- NEW PAVING
- NEW POLE LIGHTING
- EXISTING WALL MOUNTED FLOOD LIGHTING
- NEW LANDSCAPE LIGHT BOLLARD

### BAPTIST COMMUNITY MINISTRIES

1320 ST. CHARLES AVE  
NEW ORLEANS, LA 70130

EDR PROJECT NO. | 21024

PROJECT ISSUE DATE | 01 FEB 2022

NOT FOR CONSTRUCTION

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A Professional Corporation

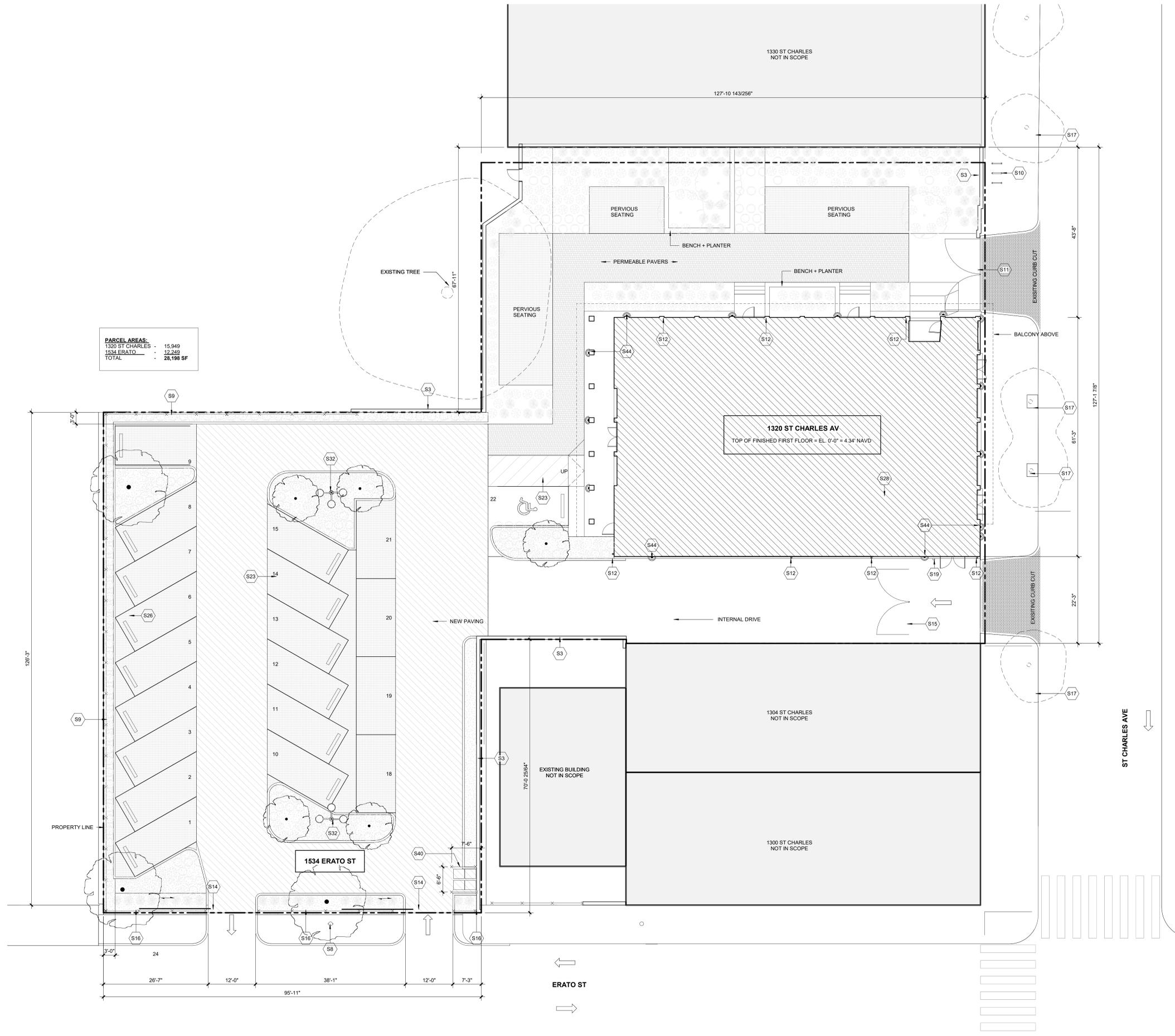
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

### REVISIONS

### SITE PLAN

## ATTACHMENT 3 Site Plan

DRAWN BY | KALINA



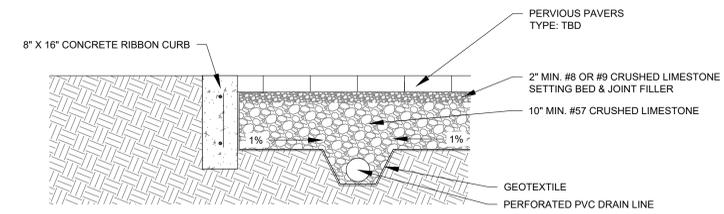
**PARCEL AREAS:**

1320 ST CHARLES	-	15,949
1534 ERATO	-	12,249
TOTAL	-	28,198 SF

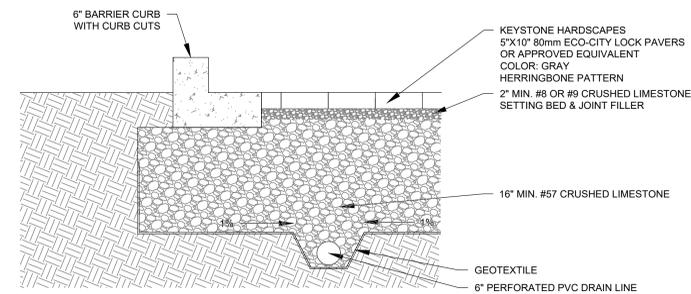








**02 PERVIOUS COURTYARD PAVING**  
1" = 1'-0"



**01 PERVIOUS PARKING STALLS**  
1" = 1'-0"

**BAPTIST COMMUNITY MINISTRIES**

1320 ST. CHARLES AVE  
NEW ORLEANS, LA 70130

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PROJECT ISSUE DATE | 05 APR 2022

DAC REVIEW

**PRELIMINARY  
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PREPARED BY S. MORRIS, PE, PLA

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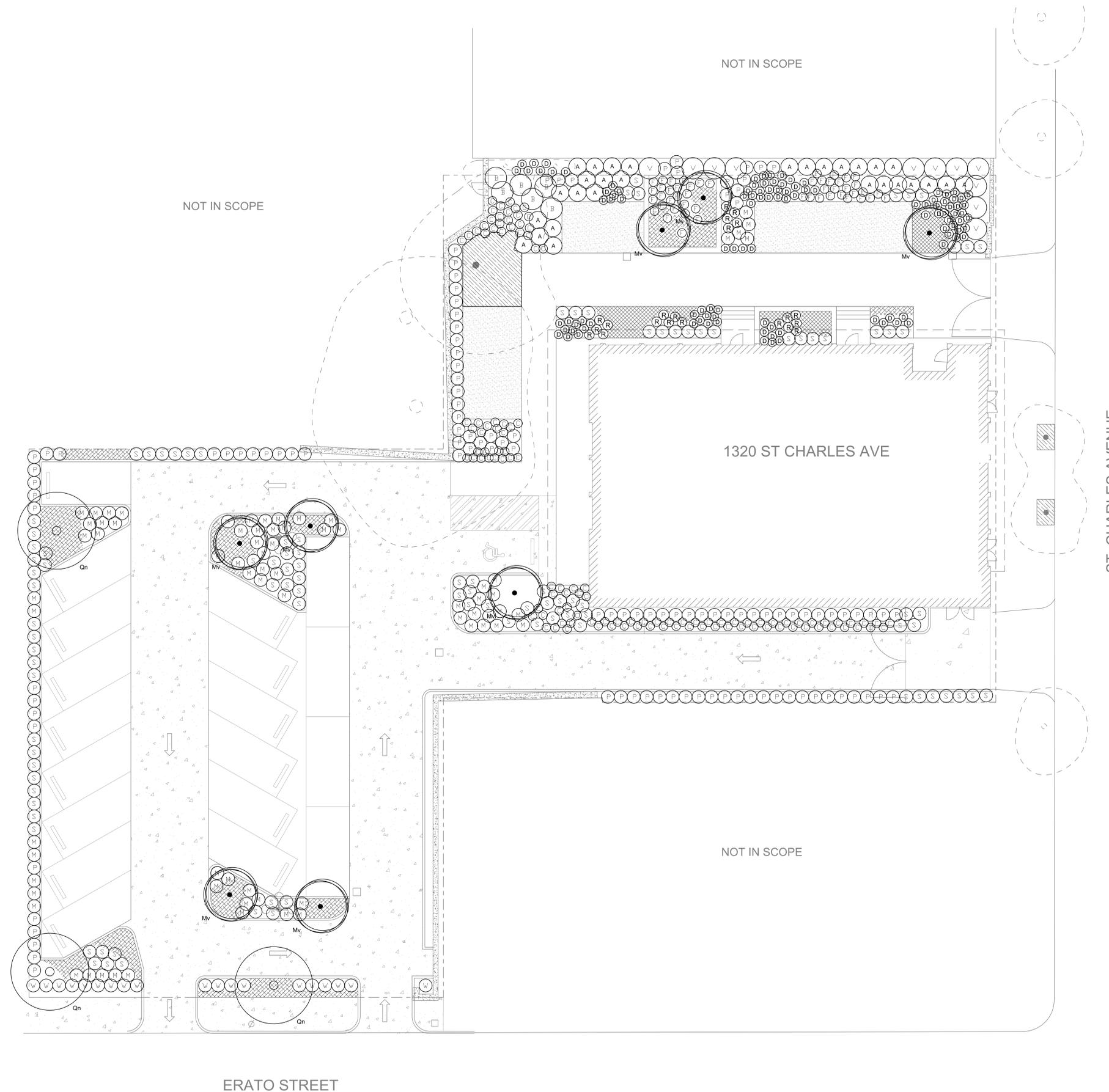
REVISIONS

**CIVIL DETAILS**

**ATTACHMENT 4**  
Landscape package

DRAWN BY | MORRIS

**C15.1**



**01 PLANTING PLAN**  
1" = 10'-0"



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REVISIONS

**PLANTING PLAN**

**ATTACHMENT 4**  
Landscape package

DRAWN BY | MORRIS

**L2.1**

**BAPTIST COMMUNITY MINISTRIES**

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REVISIONS

**PLANTING DETAILS**

**ATTACHMENT 4**  
**Landscape package**

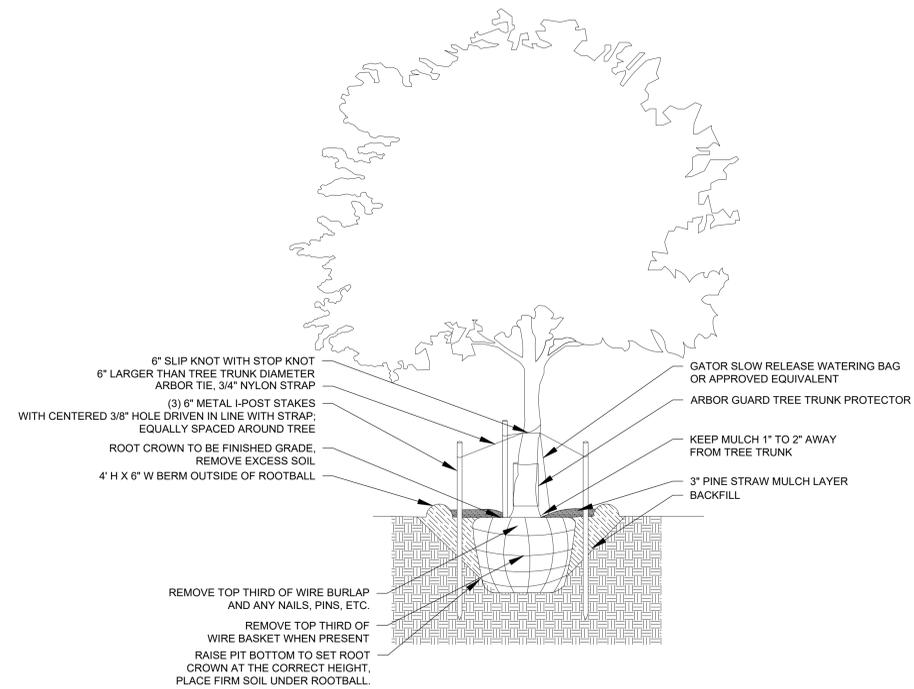
DRAWN BY | MORRIS

**L3.1**

PLANT SCHEDULE						
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NOTES
Qn	Nuttall Oak	<i>Quercus nuttallii</i>	3	4" CAL.	SEE PLAN	
Mv	Sweetbay Magnolia	<i>Magnolia virginiana</i>	8	30 GAL.	SEE PLAN	SINGLE TRUNK 2" CAL. MIN.
A	Azalea	<i>Azalea x 'George L. Taber'</i>	29	3 GAL.	SEE PLAN	
B	American Beautyberry	<i>Callicarpa americana</i>	6	1 GAL.	18" O.C.	
C	Cast Iron Plant	<i>Aspidistra elatior</i>	116	1 GAL.	2" O.C.	
D	Butterfly Iris	<i>Dietes x 'Nola Alba'</i>	110	1 GAL.	2" O.C.	
F	Wood Fern	<i>Thelypteris kunthii</i>	49	1 GAL.	2" O.C.	
M	Gulf Muhly Grass	<i>Muhlenbergia capillaris 'White Cloud'</i>	72	3 GAL.	3" O.C.	
P	Dwarf Palmetto	<i>Sabal minor</i>	112	3 GAL.	3" O.C.	
R	Giant Coneflower	<i>Rudbeckia maxima</i>	21	1 GAL.	18" O.C.	
S	Texas Spiderlily	<i>Hymenocallis liriosme</i>	104	3 GAL.	3" O.C.	
V	Virginia Willow	<i>Ittea virginica</i>	11	3 GAL.	3" O.C.	
W	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	19	3 GAL.	3" O.C.	
	Liriope	<i>Liriope spicata</i>	270 SF	4" POT	8" O.C.	
	75% Liriope, 25% Stokes Aster	75% <i>Liriope spicata</i> , 25% <i>Stokesia laevis</i>	695 SF	2.5 QT	8" O.C.	
	85% Liriope, 15% Stokes Aster, 15% Coneflower, 15% Irises	85% <i>Liriope spicata</i> , 15% <i>Stokesia laevis</i> , 15% <i>Rudbeckia hirta</i> , 15% <i>Iris x species</i>	221 SF	2.5 QT	8" O.C.	

PLANTING PLAN NOTES:

- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANTS (TREES, SHRUBS, GROUNDCOVER, SODDED LAWN AREA, HYDRO-SEDED/ SEEDS LAWN AREA, BED/ MULCH AREA, PAVING, AGGREGATE/ GRAVEL, SITE FURNISHINGS, ETC. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. CONTRACTORS SHALL INSTALL OR PROVIDE AS INDICATED WITHOUT ADDITIONAL COMPENSATION.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH APPROPRIATE UTILITY COMPANY.
- ALL PLANTING BEDS TO RECEIVE LONGLEAF PINE STRAW MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
- DIMENSIONS USED FOR HEIGHTS, SPREAD, AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THE PROJECT.
- ALL PLANT MATERIALS ARE TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
- ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT, AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAUNAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING AND LAYOUT OF ALL PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE OR SHE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE, LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- ALL PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 8" IN TWO CYCLES: FIRST, TILL THE EXISTING NATIVE SOIL, AND SECOND, WITH THE ADDITION OF 6 CUBIC FOOT BALE OF SPHAGNUM PEAT MOSS OR ORGANIC MATERIAL PER 40 SQUARE FEET OF BED AREA AND/ OR APPROVED SOIL MIX: (25#) 10-10-10 FERTILIZER PER 1000 SQUARE FEET OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
- ALL NEW PLANTING AREAS IN PARKING LOT ISLANDS, LANDSCAPE CONTRACTOR TO REMOVE ALL PAVEMENT, GRAVEL/SUB-BASE AND CONSTRUCTION DEBRIS PRIOR TO PREPARING SOIL AND INSTALLATION.



**01 TREE PLANTING DETAIL**  
NTS